

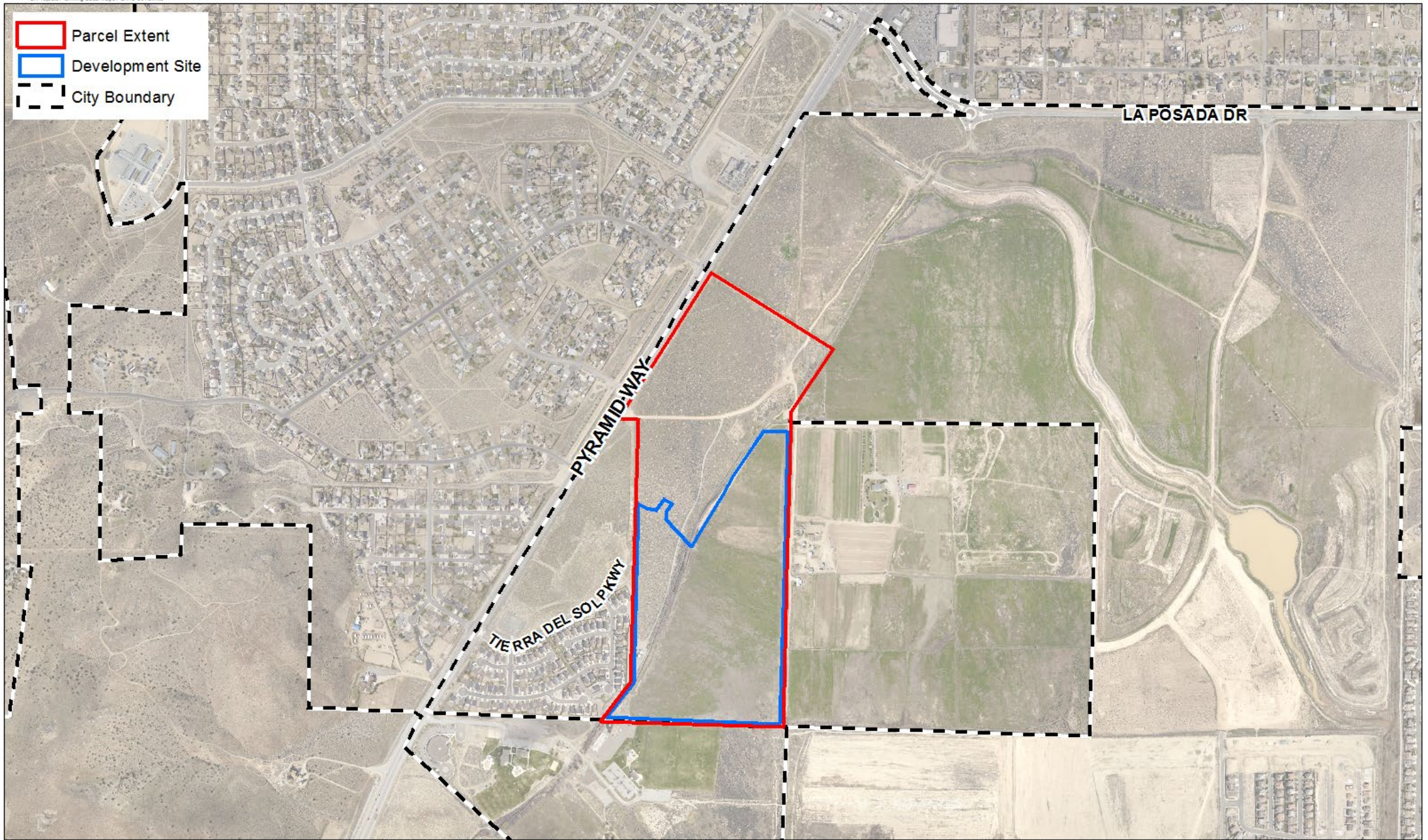


PCN19-0003

Stonebrook West Villages 1 & 2

Tentative Map

Parcel Extent
Development Site
City Boundary



STONEBROOK WEST VILLAGE 1 & 2

TENTATIVE MAP ILLUSTRATIVE PLAN

LANDSCAPE LEGEND/REQUIREMENTS

- SINGLE FAMILY LDR (CHAPTER 5)
- OPEN SPACE COMMON AREA REQUIREMENTS
- NATURAL AREA/NATIVE VEGETATION OR REVISED SEEDING

OPEN SPACE, INCLUDING FLOOD CONTROL IMPLEMENTS/CHANNELS, SHALL UTILIZE DROUGHT TOLERANT PLANTING PRINCIPLES USING A COMBINATION OF SHRUBS, NATIVE AND ORNAMENTAL GRASSES, PERENNIALS AND ORNAMENTAL GROUND COVERS, WHICH REQUIRE MINIMAL SUPPLEMENTAL WATERING AND PROVIDE SEASONAL INTEREST AND AN ABUNDANCE OF COLOR.

OPEN SPACES INCLUDING FLOOD CONTROL IMPROVEMENTS/CHANNELS ARE TO BE LANDSCAPED BY THE INDIVIDUAL PARCEL DEVELOPERS TO THE FOLLOWING MINIMUM STANDARDS WITH DROPPING MAINTENANCE TO BE PROVIDED BY SMA (STONEBROOK MAINTENANCE ASSOCIATION):

- ONE (1) 2" CALIPER DECIDUOUS TREE OR 8" MINIMUM HEIGHT EVERGREEN TREE PER FIFTEEN HUNDRED (1,500) SQ FT OF OPEN SPACE AREA, CLUSTERING IN LOGICAL MANNER AROUND BENCHES, TRAIL CROSSINGS, ETC.
- SIX (6) SHRUBS PER TREE.
- INTERSPERSED ROCK/ROSLER OUTCROPPINGS COMPLEMENTED WITH ORNAMENTAL GRASSES AND NATIVE SHRUBS
- BENCHES/SEATING AREAS SHALL BE INSTALLED APPROXIMATELY EVERY 1/4 MILE ALONG THE REGIONAL TRAIL, SUBJECT TO APPROVAL OF THE PARKS AND RECREATION DIRECTOR.

LANDSCAPE REQUIREMENTS ALONG ROADWAYS (ARTERIALS AND COMMUNITY COLLECTORS)

ALL LANDSCAPE IMPROVEMENTS ALONG BOTH SIDES OF ROADWAYS SHALL BE COMPLETED IN CONJUNCTION WITH ADJACENT ROADWAY CONSTRUCTION AND MAINTAINED BY THE SMA.

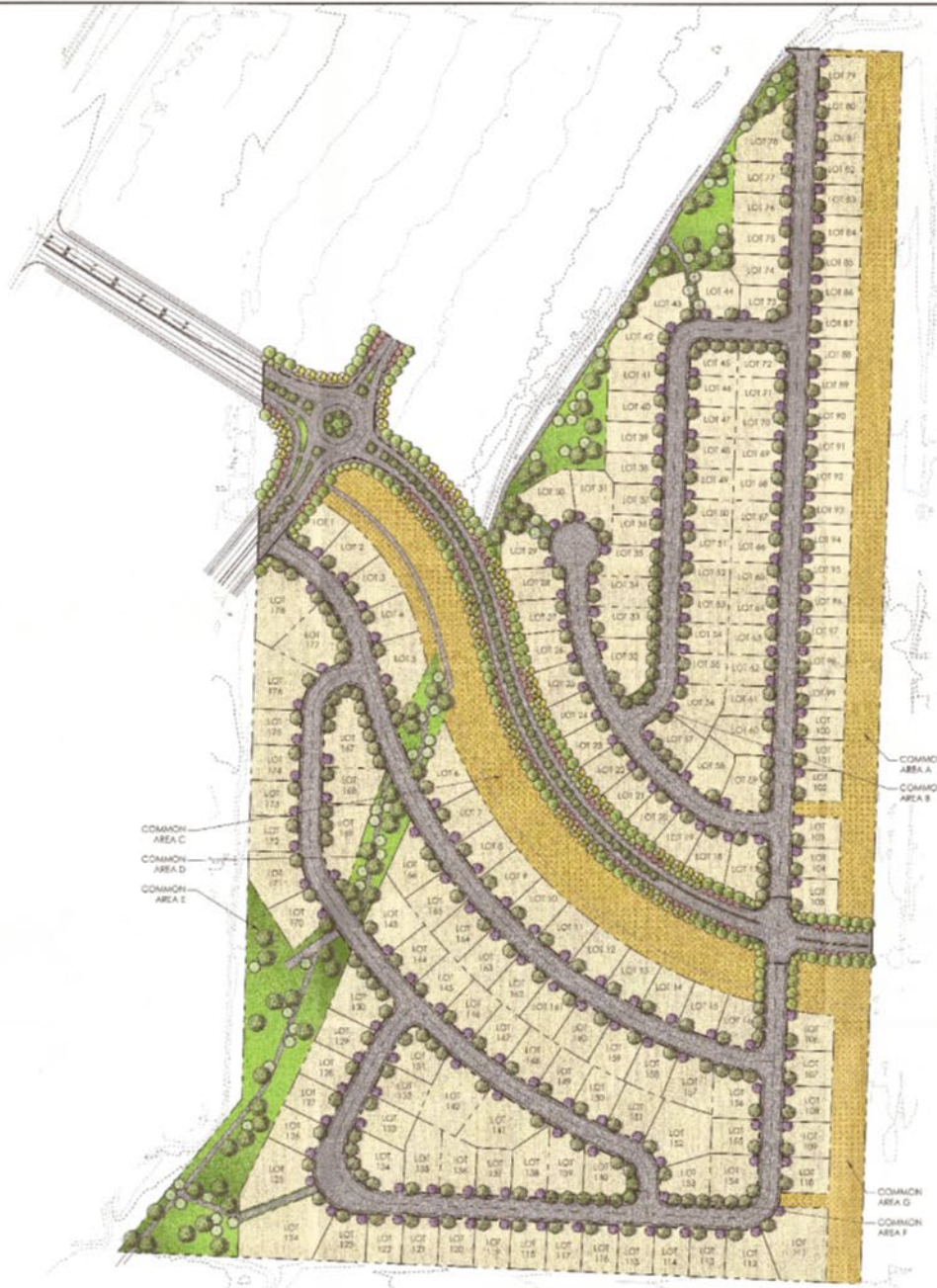
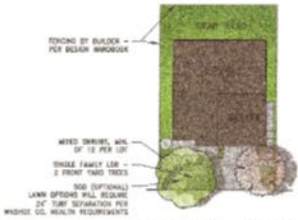
STREETSCAPES ALONG WHICH ARTERIALS AND COMMUNITY COLLECTORS SHALL BE DESIGNED IN CHARACTER WITH THE FUNCTION OF THE ROADWAY.

STREETSCAPES SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY AND SHALL CONTAIN A MINIMUM OF THE FOLLOWING:

- ONE (1) 2" CALIPER DECIDUOUS TREE PER LINEAR 30 FT OR 8" MINIMUM HEIGHT EVERGREEN TREE PER LINEAR 30 FEET OF ROADWAY, PER SIDE, ADJACENT TO THE SIDEWALK IN MATCHING SPECIES.
- ROADWAY MEDIANS SHALL NOT INCLUDE EVERGREENS BUT SHALL INCLUDE ONE (1) 2" CALIPER COLUMNAR TREE PER LINEAR 30 FT OF MEDIAN.
- SIX (6) 2-GALLON SHRUBS PER TREE WILL BE PROVIDED WITHIN THE STREETSCAPE.
- USE OF TURF SHALL CONSTITUTE A MAXIMUM OF 50% OF COVERAGE OF THE LANDSCAPE AREA. NO TURF IS ALLOWED IN MEDIANS.
- GRASS COVER SHALL CONSTITUTE THE BALANCE OF THE LANDSCAPE AREA AND BE ONE GALLON FOR ORNAMENTAL GRASSES, PERENNIALS OR ORNAMENTAL GROUNDCOVERS, SPECIFICALLY SEASONED AND GROWN FOR INTERMOUNTAIN AND HIGH SEASIDE ENVIRONMENTS.

GENERAL PLANTING REQUIREMENTS

- ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
- FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANTER BEDS WILL RECEIVE 3" MINIMUM DEPTH OF GRAVEL MULCH WITH WEED CONTROL BARRIER FABRIC.
- ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED UNLESS NOTED OTHERWISE ON THE PLAN. PLANTINGS WILL BE DRIP IRRIGATED A REDUCED-FREQUENCY-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.
- NO TREES SHALL BE INSTALLED WITHIN ROADWAY SITE TRIANGLES.



TREE SCHEDULE

	SINGLE FAMILY LDR
	STREET TREE
	ACCENT TREE
	OPEN SPACE COMMON AREA
	LARGE TREE
	SMALL TREE
	CLUMP / SMALL TREES
	CLUMP 6" / 8" MEDIAN & LARGE TREES

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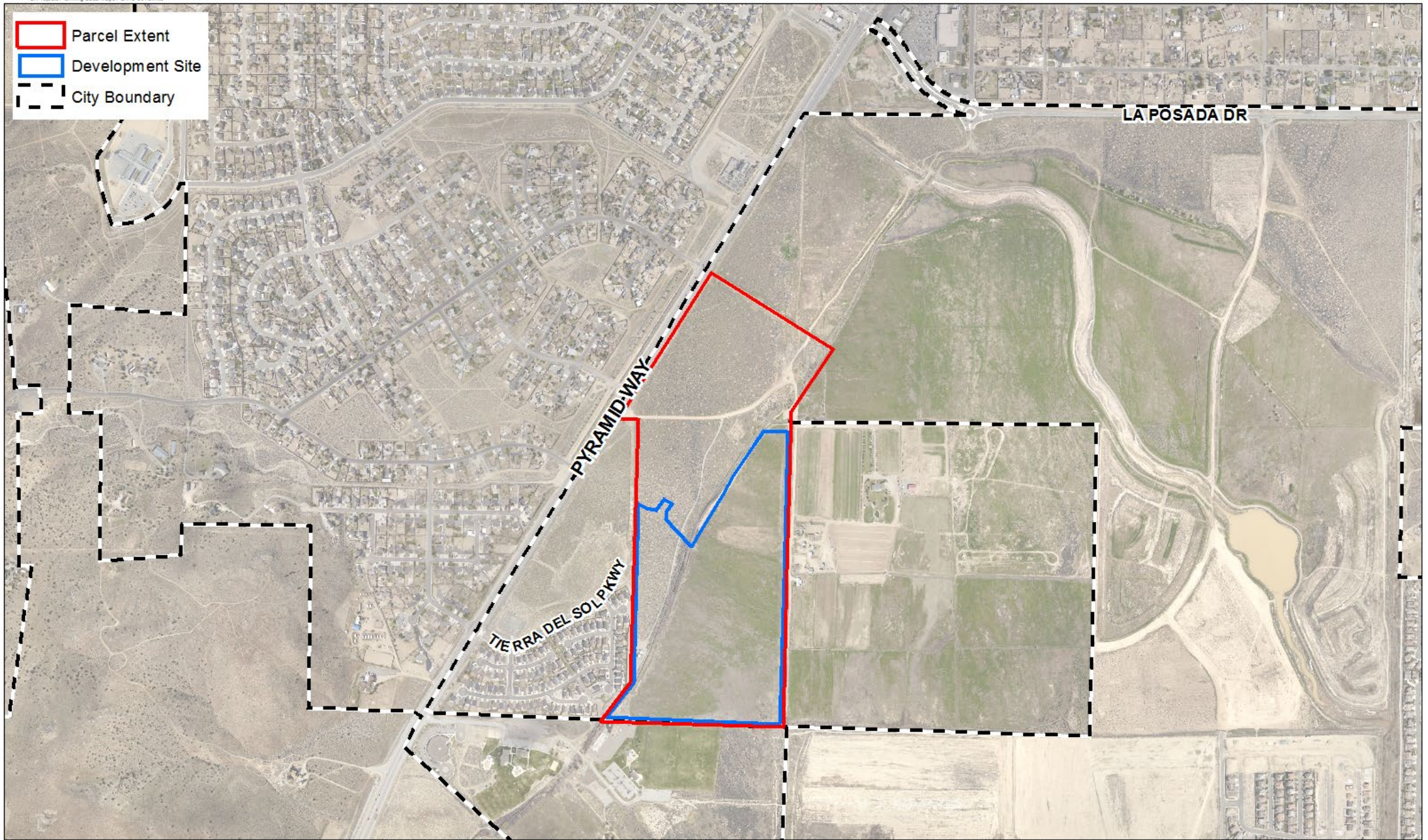


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APRIL 24, 2019

Parcel Extent
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City Boundary



Findings



Conformance:

- T1 – Conformance with the Comprehensive Plan and Zoning

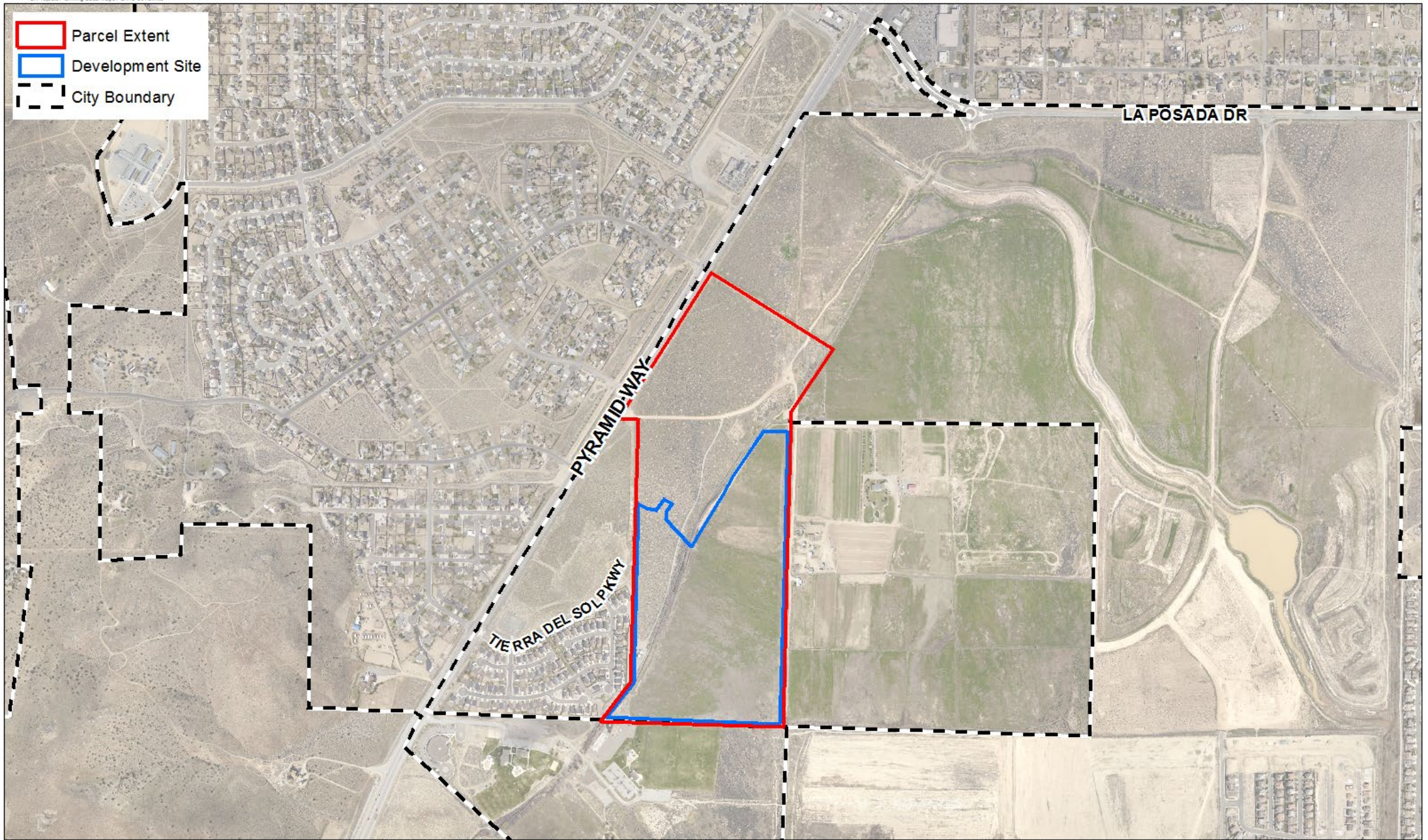


Findings

Streets:

- T2 – Conformance with master plan for roads
- T7 – Impact on streets

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Findings



Outside Agency Comments:

- T3 – Environmental and Health Concerns addressed
- T9 – Outside agency comments



Findings

Water and Sewer:

- T4 – Sufficient water
- T5 – Other utilities (Sewer)

Findings

Public Services:

- T6 – Provision of public services
 - Schools
 - Police
 - Fire and emergency medical response
 - Transportation
 - Utilities
- T10 – Fire Protection



Findings

Other Impacts:

- T8 – Floodplain and slope
- T11 – Conditions address identified impacts
- T12 – Notice and Meeting





Recommended Motion

I move to approve the Tentative Map for a 182-lot single-family subdivision on a site 62.49 acres in size located at 7900 Pyramid Way, Sparks, Nevada in the NUD (New Urban District – Stonebrook Planned Development) zoning district, adopting Findings T1 through T12 and the facts supporting these findings as set forth in the staff report, and subject to Conditions of Approval 1 through 17.